

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Co Change of Zone 208

**DATE:** August 1, 2002

**PROPOSAL:** A change of zone from AG Agriculture to R Residential

**LAND AREA:** 21' x 990 feet, 0.48 acres, more or less

**CONCLUSION:** This will clean up the old parcelization for a better use and ownership pattern

**RECOMMENDATION:**

Approval

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** That portion zoned AG of Lot 28 I.T. in the SE 1/4 of Section 2, T 7 N, R 7 E of the 6<sup>th</sup> P.M., Lancaster County NE.

**LOCATION:** Generally located at S 96<sup>th</sup> and Panama Road

**APPLICANT:** Roger D. Hayman  
10624 S. Eastern Ave., Suite A-112  
Henderson, NV 89052  
792-2176

**OWNER:** Roger D. Hayman and Sandra K. Hayman

**CONTACT:** W. Scott Hayman  
2371 S. 60<sup>th</sup> St.  
Lincoln, NE 68506  
(402) 483-1231

**EXISTING ZONING:** AG Agriculture

**EXISTING LAND USE:** Part of residential lots

### **SURROUNDING LAND USE AND ZONING:**

North: Ag land and residential , zoned R Residential and AG Agriculture,  
South: Residential lots, zoned R Residential

East: Residential, Zoned R Residential

West: Agriculture and a residence, Zoned AG Agriculture

**ASSOCIATED APPLICATIONS:** None, county administrative subdivision to be filed.

**HISTORY:** Changed from County AA Rural and Public Use to AG Agriculture in the **1979** Zoning Update. County Zoning adopted in **1968**. Holland post office was originally established in **1873**.

**COMPREHENSIVE PLAN SPECIFICATIONS:** This area is shown as the generalized edge between Agricultural and Residential on the Land Use Plan (F 24). The Comprehensive Plan states:

Preserve, protect, and promote city and county historic resources. Preserve, protect and promote the character and unique features of rural and urban neighborhoods, including their historical and architectural elements. (Pg F75)

Development and redevelopment should respect historical patterns, precedents, and boundaries in towns, cities and existing neighborhoods. (Pg 20)

**UTILITIES:** This area is in the Holland Sanitary Improvement District (SID). Water and sewer are available.

**TOPOGRAPHY:** Generally flat.

**TRAFFIC ANALYSIS:** Panama Road and S. 96<sup>th</sup> are paved county roads at this location..

**PUBLIC SERVICE:** This area is served by the Norris School District, the Hickman Rural Fire District, and is in the Norris Public Power District service area.

**REGIONAL ISSUES:** The development and maintenance of existing unincorporated settlements.

**ENVIRONMENTAL CONCERNS:** There are no Historic or Ecological resources identified on or near this site.

**AESTHETIC CONSIDERATIONS:** NA

**ALTERNATIVE USES:** Continued existing land use.

**ANALYSIS:**

1. The purpose of this change of zone is to include an existing long narrow lot in the abutting R Residential zoning so it can be attached to the existing residential lots to the south.
2. This is associated with a county administrative subdivision to be filed to adjust the lot lines of the lots to combine this parcel with the abutting lots to the south.
3. The County Engineer notes no objection.
4. All utilities exist at this location.
5. This will clean up the old parcelization for a better use and ownership pattern.

Prepared by:  
Mike DeKalb, AICP

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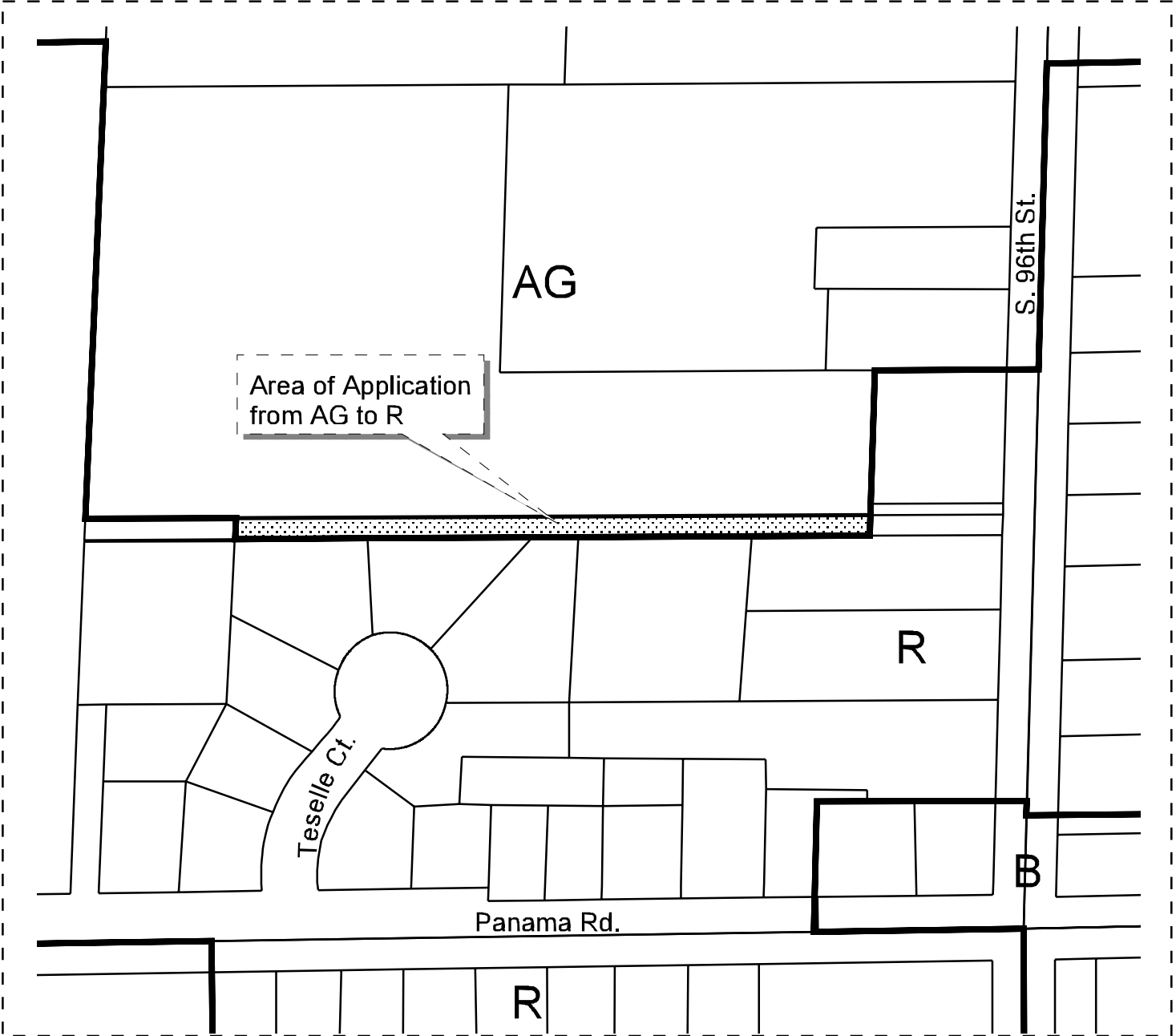
Planner



**County Change of Zone #208  
S. 96th St. & Panama Rd.**



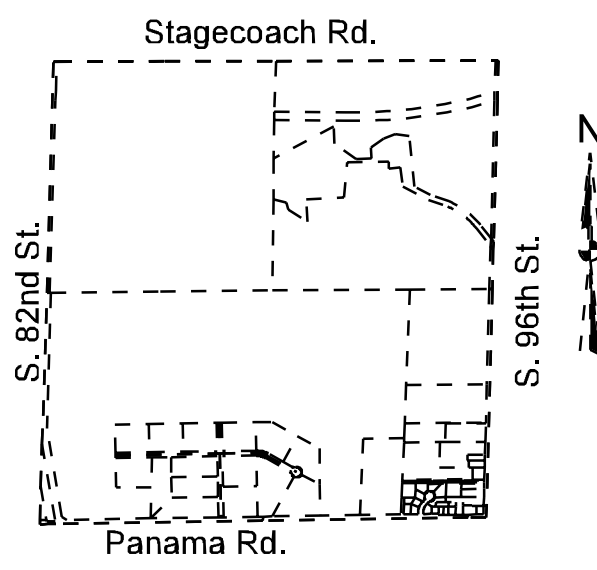
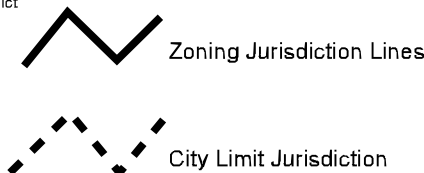
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# **County Change of Zone #208** **S. 96th St. & Panama Rd.**

- Zoning:**
- R-1 to R-8 Residential District
  - AG Agricultural District
  - AGR Agricultural Residential District
  - R-C Residential Conservation District
  - O-1 Office District
  - O-2 Suburban Office District
  - O-3 Office Park District
  - R-T Residential Transition District
  - B-1 Local Business District
  - B-2 Planned Neighborhood Business District
  - B-3 Commercial District
  - B-4 Lincoln Center Business District
  - B-5 Planned Regional Business District
  - H-1 Interstate Commercial District
  - H-2 Highway Business District
  - H-3 Highway Commercial District
  - H-4 General Commercial District
  - I-1 Industrial District
  - I-2 Industrial Park District
  - I-3 Employment Center District
  - P Public Use District

One Square Mile  
 Sec. 2 T7N R7E



10.00 ± Ac. Total  
9.67 ± Ac. Net

DEED BOOK #339, Pg. 141  
DEED BOOK #366, Pg. 48  
DEED BOOK #481, Pg. 209  
DEED BOOK #57, Pg. 443

#90-38378  
#94-14760

990.0

LOT 51  
2.53 ± Ac.  
#94-14760

LOT 50  
2.47 ± Ac.  
DEED BOOK #562, Pg. 627  
#90-6846

LOT 81  
3.07 ± Ac. Total  
2.96 ± Ac. Net

LOT 80  
5.69 ± Ac. Total  
5.68 ± Ac. Net

#94-14760  
#96-27792  
#96-27793  
#97-24667  
#97-25368  
#97-25369

LOT 71  
9.99 ± Ac.

#71-6077  
#90-33698  
#96-42126  
#96-42127

LOT 65  
0.04 ± Ac.

#90-2354  
#2001-42750

LOT 24  
0.82 ± Ac.  
#92-24005  
#97-6536

LOT 76  
0.68 ± Ac.

#95-33662  
#95-34227

LOT 85  
0.51 ± Ac.

#95-33662  
#95-33612  
#95-38227  
#2001-42750  
#2002-154

LOT 66  
0.85 ± Ac.

#94-34801  
#94-34802  
#94-35048  
#94-35070  
#2001-42750

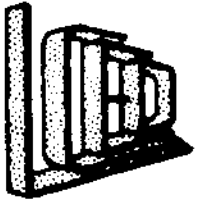
TESELLE

SUB

TESELLE CT

S 96TH ST

2



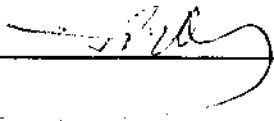
Lancaster  
County

Engineering

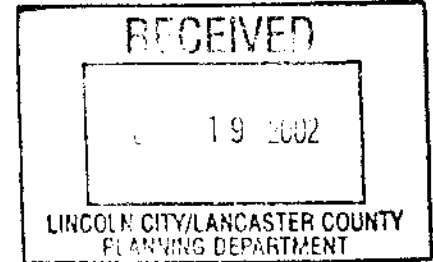
Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY - LARRY V. WORRELL  
COUNTY SURVEYOR

**DATE:** July 18, 2002  
**TO:** Mike DeKalb  
Planning Department  
**FROM:** Larry V. Worrell   
County Surveyor  
**SUBJECT:** CHANGE OF ZONE  
LOT 28, 2-7-7

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Upon review, this office has no direct objections to this submittal.

LVW/cm